

CITY OF HOLLISTER

REQUEST FOR PROPOSAL FOR THE  
SALE OF THE PINNACLES NATIONAL PARK HWY AND HILLCREST ROAD PROPERTY  
HOLLISTER, CA



CITY OF HOLLISTER  
DEVELOPMENT SERVICES DEPARTMENT  
375 FIFTH STREET  
HOLLISTER, CA 95023

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**REQUEST FOR PROPOSAL  
FOR  
THE SALE OF PROPERTY LOCATED AT  
PINAACLES NATIONAL PARK HWY (HWY 25) AND HILLCREST ROAD  
IN THE CITY OF HOLLISTER**

**October 2013**

**GENERAL**

The City of Hollister is requesting proposals for the sale of the property located at the northeast corner of Pinnacle's National Park Hwy (HWY 25) and Hillcrest Road in the City of Hollister. The site is centrally located just east of Downtown Hollister. The Project Site encompasses one single parcel owned by the City of Hollister totaling 0.58 acres. The zoning for the Project Site is R3-PZ (see attached "APPENDIX A").

**PROJECT GOALS**

The City's goal is to sell the property to a private developer for the inclusion into a residential development that would be consistent with the surrounding area and comply with all City standards and ordinances.

The minimum proposal amount must meet the appraised value of the property of \$4.00 per square foot.

**The City is encouraging all types of new development proposals to respond to this Request for Proposal. The City of Hollister's selection team will review all submittals.**

Specific goals of the Project include:

- Consistent with the City's General Plan.
- Increase private investment in the City of Hollister.
- No ingress/egress shall be permitted from the new HWY 25 Bypass/ Airline Highway.
- Access will be provided from the adjacent property off Hillcrest Road Street.

**PROJECT BACKGROUND**

The City of Hollister recently received a portion of real property that was purchase by COG to construct the Hwy 25 Bypass. Based on its size and location, the City believes that this smaller site adjacent to the larger residential site is a viable piece to be included in the development. The City Council approved the release of this Request for Proposals on October 7, 2013.

**PROPOSED PROJECT SCHEDULE**

October 7, 2013	Issue Request for Proposal
November 7, 2013	Proposals due at 3:00 p.m.
November 18, 2013	Select Developer Proposal
February 2014	Transfer of property will occur on/or before this date

**PROPOSAL FORMAT**

The proposal shall not exceed 20 (20) single-sided printed pages excluding cover sheet, table of contents, resumes and index sheets. Resumes included with the proposal shall not exceed one

single-sided printed page per person listed in the table of organization. The proposal shall include the following as a minimum:

1. Transmittal letter. The transmittal shall include the legal name of your firm, address, contact person, and telephone number.
2. Developer team biography – If appropriate provide a detailed discussion of the development team including a description of the company history.
3. Project Approach – Provide a brief, written description presentation of the general approach to the commercial development.
4. Preliminary architectural and or site plan renderings or drawings intended to introduce staff to possible approach to project.
5. A list of uses.
6. An estimated total project costs, broken down by each of the following tasks: Preliminary Design, Final Design and Construction Support Services.
7. Financial Capacity – Provide experience of developer to equity capital and financing resources to carry out the proposed project, supported by most recent financial statements.
8. Project Schedule - Include a preliminary schedule for the development of the Project identifying milestones defined by the conceptual approach.
9. Statement of Qualifications - Include descriptions of relevant example projects completed within the past 10 years that are comparable in scope to the proposed project. Identify key staff, including sub-consultants and their responsibilities in the example projects and how they will be utilized on the Agency's proposed project.
10. References - Provide at least three (3) references, including names, addresses and telephone numbers that may be contacted by Agency staff.
11. The proposal sheet attached to the RFP must be completed and returned with proposal.  
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### **PROPOSAL SUBMITTAL**

Five (5) hard copies and one (1) electronic copy of the developer's proposal shall be submitted by **November 7, 2013 at 3:00 pm**, addressed as follows:

City of Hollister  
Attn: Bill Avera  
375 Fifth Street  
Hollister, CA 95023  
(831) 636-4360

**Faxed proposals or proposals received after the deadline will not be accepted.**

### **SELECTION PROCESS AND PROPOSAL EVALUATION PROCEDURES**

All proposals received by the deadline will be presented to the City Council with a report and recommendation from City Staff.

### **COSTS INCURRED IN RESPONDING**

This Request for Proposal does not commit the Agency to pay any costs incurred by any individual, firm, partnership or corporation in the submission of the proposals or to make necessary studies or designs for the preparation thereof, or to procure or contract for any articles or services.

**Pinnacle National Park Hwy Proposal Sheet**

This sheet shall be submitted with proposals and will be available to review immediately by all bidders. The City Clerk or Designee will read the information aloud to attendees. Please summarize.

Proposed Purchase Price \$ \_\_\_\_\_

Proposed Terms of Purchase \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Use of Property \_\_\_\_\_  
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Exhibit A

25-24B

Highway 25, Hollister Bypass  
Legal Description  
Parcel 25-24B - Guerra  
Assessor's Parcel #20-02-02  
San Benito County, California

Parcel 25-24B

All that real property situated in the State of California, County of San Benito, being a portion of Homestead Lot 27 of the Rancho San Justo as shown on that map thereof filed in Book 1 of Maps, at Page 64 San Benito County Records being more particularly described as follows:

Beginning at the northeast corner of Parcel Three as granted to the Guerra Family Trust by deed Recorded October 5, 1988 in Recorder's File Number 8807747, San Benito County Records, said corner also being in the west line of that certain 45.239 acre parcel on that Record of Survey thereof filed in Book 5 of Maps at Page 20, San Benito County Records; Thence from said point of beginning along the north line of said Parcel Three North 85° 50' 15" West, 54.00 ft to the northwest corner of said Parcel Three; Thence along the west line of said Parcel Three South 4° 09' 44" West, 21.91 ft; Thence leaving said west line North 80° 22' 37" West, 7.86 ft; Thence North 41° 07' 52" West, 19.68 ft; Thence North 3° 32' 09" West, 75.48 ft; Thence along a curve to the left from a radial bearing of South 85° 18' 32" East, having a radius of 9890.37 ft, through a central angle of 3° 14' 45", for an arc length of 560.30 ft to a point in the west line of said 45.239 acre parcel; Thence along said west line South 4° 35' 20" East, 634.99 ft to the point of beginning.

Containing 0.58 acres more or less.

## Exhibit A Continued

Highway 25, Hollister Bypass  
Legal Description  
Parcel 25-25A - Guerra  
Assessor's Parcel #20-02-06  
San Benito County, California

25-25A

Parcel 25-25A

All that real property situated in the State of California, County of San Benito, being a portion of Homestead Lot 27 of the Rancho San Justo as shown on that map thereof filed in Book 1 of Maps, at Page 64 San Benito County Records being a portion of Parcel Three as granted to the Guerra Family Trust by deed Recorded October 5, 1988 in Recorder's File Number 8807747, San Benito County Records being more particularly described as follows:

Beginning at the southeast corner of said Parcel Three, said corner being in the north line of Hillcrest Road; Thence from said point of beginning along said north line of Hillcrest Road, North 85° 47' 46" West, 61.82 ft to the southwest corner of said Parcel Three; Thence leaving said north line of Hillcrest Road, along the west line of said Parcel Three North 4° 09' 44" East, 28.84 ft; Thence leaving said west line South 80° 22' 37" East, 58.49 ft to a point in the east line of said Parcel Three; Thence along said east line South 4° 35' 20" East, 23.59 ft to the point of beginning.

Containing 0.04 acres more or less.

This conveyance is made for the purpose of a highway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property in and to said highway over and across the line described as follows:

Beginning at a point in the east line of said Parcel Three that is North 4° 35' 20" West, 23.59 ft from the southeast corner of said Parcel Three; Thence from said point of beginning North 80° 22' 37" West, 58.49 ft to a point in the west line of said Parcel Three, said point being the point of terminus.

Exhibit B

